



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star Planning Department *Shen T. Smith*

MEETING DATE: November 18, 2025

FILE(S) #: VAC-25-05- Vacation of Drainage Easements located on Lots 25 & 26, Block 3 of Sunfield Estates Subdivision

OWNER/APPLICANT/REPRESENTATIVE

APPLICANT:

Vic Chapman
372 S Eagle Road # 296
Eagle, ID 83616

REQUEST

Request: The Applicant is seeking approval of a vacation of existing drainage easement over the interior property line of Lots 25 & 26, Block 3 of Sunfield Estates Subdivision. The resulting vacation of easement will allow a lot-line adjustment to occur.

PROPERTY INFORMATION

Property Location: The subject property is located at 9910 & 9894 W Sunberry Court, Star, Idaho.

APPLICATION REQUIREMENTS

Application Submitted & Fees Paid

August 22, 2025

STAFF REVIEW AND RECOMMENDATIONS

Based upon the information provided to staff in the application, staff finds that the proposed vacation of easements meets the requirements, standards and intent of the Comprehensive Plan

and Zoning Ordinance. Staff recommends that Council approve the requested vacation as part of their consent agenda.

COUNCIL ACTION

The Council may **approve, conditionally approve, deny** or **table** this request for vacation of easements.

Council considers the following:

1. This application complies with the framework of Star's Comprehensive Plan;
2. The vacations do not create any landlocked property;
3. The vacations do not restrict access to any parcel;
4. The vacations do not reduce the quality of public services to any parcel of land.

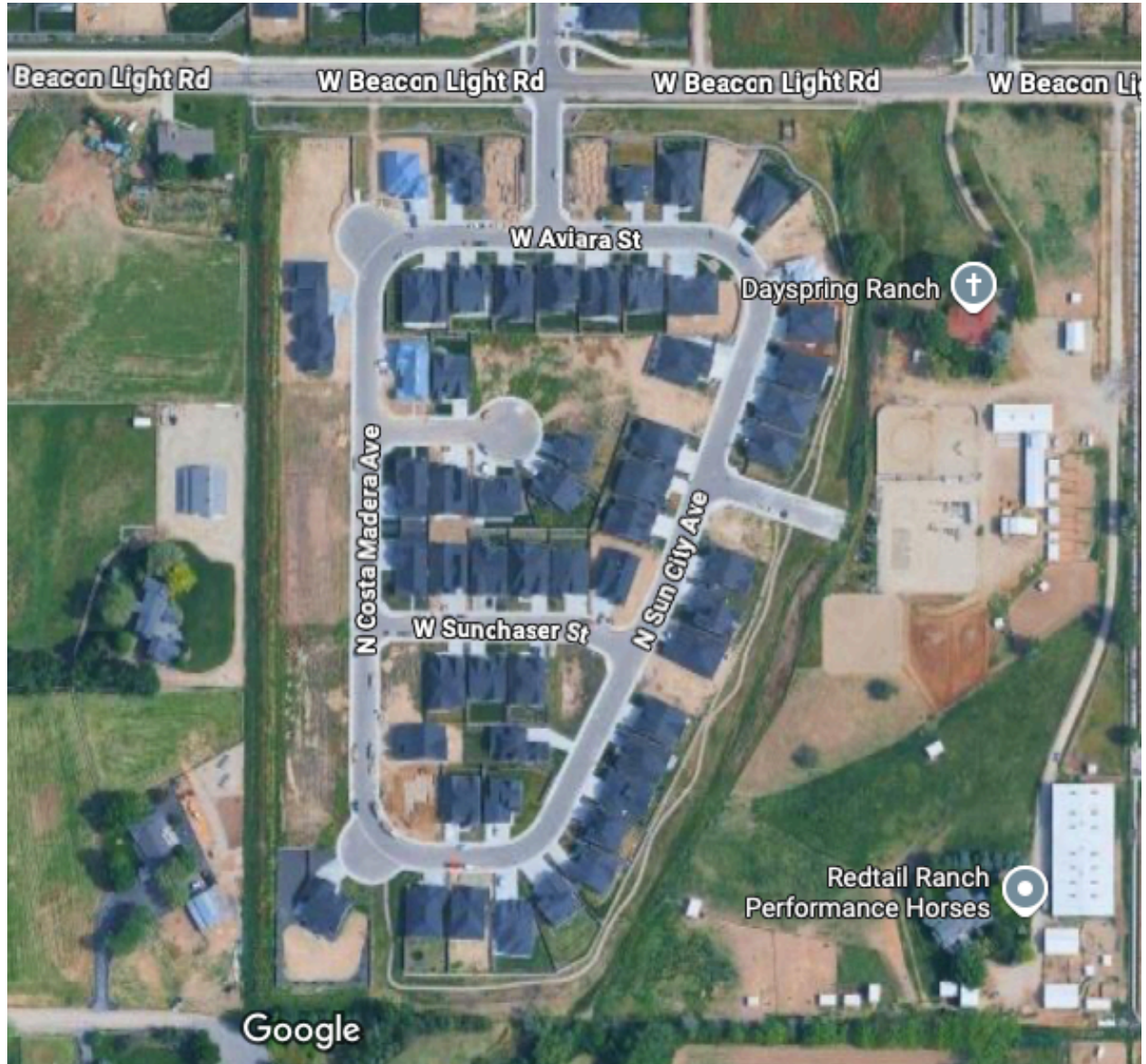
PROPOSED CONDITIONS OF APPROVAL
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1. The applicant shall comply with all requirements of the City Engineer.
2. The applicant shall comply with any requirements of the Star Sewer & Water District.

COUNCIL DECISION

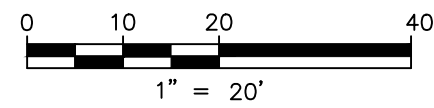
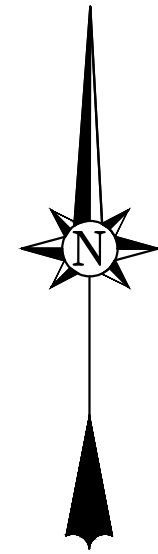
The Star City Council _____ File VAC-25-05 Easement Vacation for Lots 25 & 26, Block 3 of Sunfield Estates Subdivision on _____, 2025.

Vicinity Map for 9910 W Sunberry Court, Star, ID



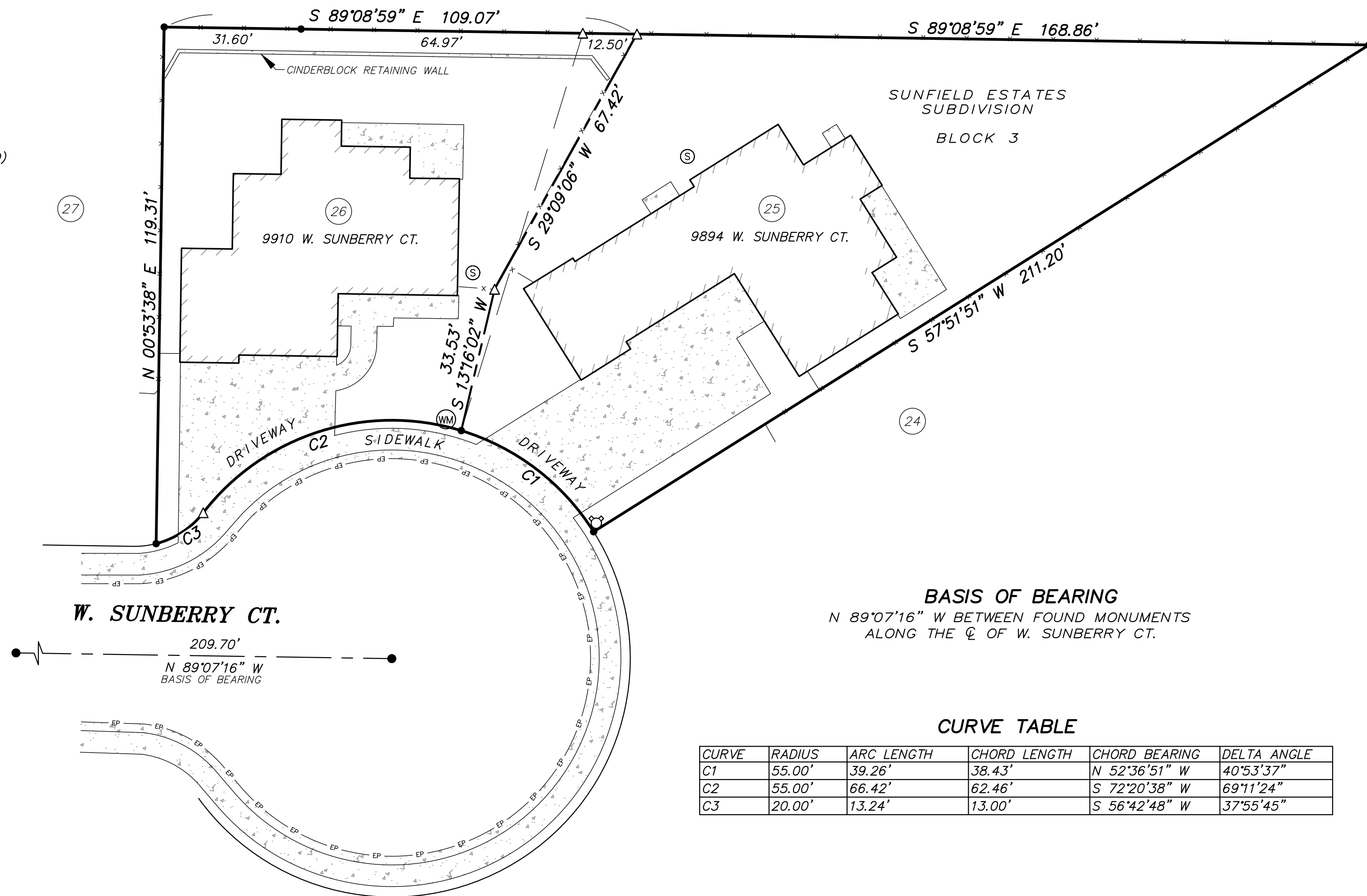
SITE MAP

PROPERTY LINE ADJUSTMENT FOR EDEN PRAIRIE RENTAL RE, LLC
 LOT 25 & 26, BLOCK 3, SUNFIELD ESTATES SUBDIVISION,
 BOOK 123 OF PLATS, PAGE 19563, ADA COUNTY RECORDS.
 LYING WITHIN GOVERNMENT LOT 1 OF SECTION 5, T.4N., R.1W., B.M.
 CITY OF STAR — COUNTY OF ADA — STATE OF IDAHO



- BOUNDARY LINE
- - - - - NEW PARCEL LINE (PROPOSED)
- EXISTING PARCEL LINE
- CENTERLINE
- ORIGINAL PLATTED LOT LINE
- x - x - x - FENCE (VINYL)
- ▨ BUILDING
- ▨ CONCRETE

- FOUND 5/8" IRON PIN,
WITH PLASTIC CAP, PLS 7732
- FOUND 1/2" IRON PIN,
WITH PLASTIC CAP, PLS 7732
- △ CALCULATED POINT
- (25) ORIGINAL PLATTED LOT NUMBER
- (WM) WATER METER
- (S) SEPTIC TANK
- ⊕ FIRE HYDRANT



BASIS OF BEARING
 N 89°07'16" W BETWEEN FOUND MONUMENTS
 ALONG THE C/L OF W. SUNBERRY CT.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	55.00'	39.26'	38.43'	N 52°36'51" W	40°53'37"
C2	55.00'	66.42'	62.46'	S 72°20'38" W	69°11'24"
C3	20.00'	13.24'	13.00'	S 56°42'48" W	37°55'45"

Nathan J. Dang,
 P.L.S. 11463



ACCURATE
 SURVEYING & MAPPING

1520 W. Washington St.
 Boise, Idaho 83702
 (208) 488-4227
 www accuratesurveyors.com

JOB NO.
 25-201
 DRAWN BY:
 ARO
 SHEET:
 1 OF 1

SIGNATURE OF THE CITY OF STAR
PLANNING DIRECTOR

ACCEPTED AND APPROVED AS PROVIDED UNDER
B.C.C. 11-04-04 THIS _____ DAY OF _____, 20____,
BY THE CITY OF STAR PLANNING DIRECTOR, ADA COUNTY, IDAHO.

CITY OF STAR PLANNING DIRECTOR;

DATE:

OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT EDEN PRAIRIE RENTAL RE, LLC, AN
ARIZONA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE
PARCEL(S) OF LAND SHOWN HEREON, AND THAT IT DOES HEREBY
AGREE TO THE PROPERTLY LINE ADJUSTMENT SHOWN HEREON.

EDEN PRAIRIE RENTAL RE, LLC
VIC CHAPMAN, MANAGING MEMBER

DATE:

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF ADA } SS

ON THIS _____ DAY OF _____, IN THE YEAR 20____,
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF
IDAHO, PERSONALLY APPEARED VIC CHAPMAN, KNOWN OR
IDENTIFIED TO BE THE PERSON THAT EXECUTED THE
INSTRUMENT AND ACKNOWLEDGED TO ME THEY EXECUTED THE
SAME.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX
MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE
FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO

MY COMMISSION EXPIRES _____

RESIDING IN _____

REFERENCES

R1 = WARRANTY DEED, INST. No. 2024-040495

R2 = WARRANTY DEED, INST. No. 2024-022506

R3 = SUNFIELD ESTATES SUBDIVISION,
BOOK 123 OF PLATS, PAGES 19563-19569

NOTES

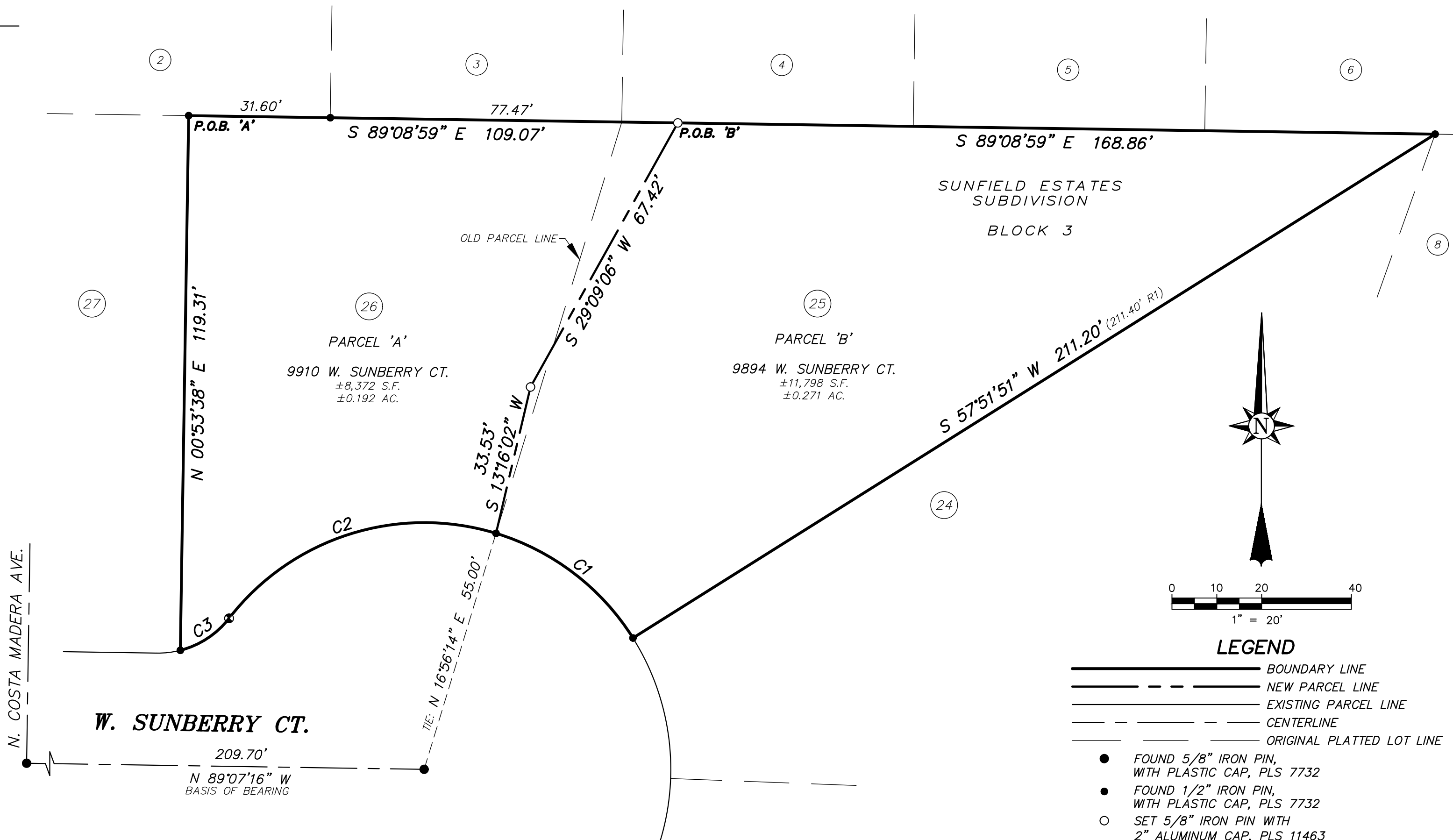
1. THESE PARCELS MAY NOT BE DIVIDED
UNLESS APPROVED BY THE CITY OF STAR.
THE ORIGINAL PARCELS ARE NO LONGER
BUILDABLE PARCELS PURSUANT TO THIS
RECORD OF SURVEY.

2. THE PROPERTY IS CURRENTLY ZONED
R-3-DA

3. THIS RECORD OF SURVEY HAS BEEN
APPROVED BY STAR CITY UNDER
APPLICATION ROS _____.

RECORD OF SURVEY

PROPERTY LINE ADJUSTMENT FOR EDEN PRAIRIE RENTAL RE, LLC,
LOTS 25 & 26, BLOCK 3, SUNFIELD ESTATES SUBDIVISION,
BOOK 123 OF PLATS, PAGES 19563-19569, ADA COUNTY RECORDS.
LYING WITHIN GOVERNMENT LOT 1 OF SECTION 5, T.4N., R.1W., B.M.
CITY OF STAR — COUNTY OF ADA — STATE OF IDAHO



W. SUNBERRY CT.

209.70'
N 89°07'16" W
BASIS OF BEARING

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	55.00'	39.26'	38.43'	N 52°36'51" W	40°53'37"
C2	55.00'	66.42'	62.46'	S 72°20'38" W	69°11'24"
C3	20.00'	13.24'	13.00'	S 56°42'48" W	37°55'45"

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE
PARCEL BOUNDARIES AS DEFINED BY R1 & R2, PER
THE CLIENT'S DIRECTION TO SATISFY BUILDING
SET-BACK DIMENSIONS. I HELD FOUND MONUMENTS
PER R3 TO SET THE PARCEL CORNERS.

CERTIFICATE OF SURVEYOR

I, Nathan J. Dang, do hereby certify that I am a Registered
Land Surveyor, licensed by the State of Idaho, and that this
map has been prepared from an actual survey made on the
ground under my direct supervision, and that this map is an
accurate representation of said survey and that it is in
conformity with the Corner Perpetuation and Filing Act, Idaho
Code 55-1601 through 55-1612.



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1 OF 1